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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 21/03/2000 APP NO. PP/99/02552/CHSE/51
AGENDA ITEM NO. 50

ADDRESS

3 Ladbroke Terrace,
Kensington, W11 3PG

APPLICATION DATED 08/12/1999

**RECOMMENDATION
ADOPTED.**

APPLICATION COMPLETE 20/12/1999

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS: CONSERVATION AREA Ladbroke CAPS Yes
Richard David ARTICLE '4' Yes WARD Pembridge
RIBA,
12 Princeton Court,
53-55 Felsham Road,
Putney, London
SW15 1AZ

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 41 OBJECTIONS 1

SUPPORT 0 PETITION 0

Applicant Sir Michael & Lady Fox

PROPOSAL:

Enlargement of garage opening, and installation of new window and door to front elevation in connection with the provision of a carer's flat at lower ground floor level.

RBK&C Drawing No(s): PP/99/02552
Applicant's Drawings No(s): 220/A1/100, 220/A3/15, 220/A3/32 and 220/A3/34

RECOMMENDED DECISION: Grant planning permission

APPROVED BY
PLANNING SERVICES CTTEE
21 MAR 2000
CONSENT REF.....

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CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **All woodwork hereby permitted shall be painted to match the existing woodwork, and so maintained.**
Reason - To ensure a satisfactory standard of appearance.
5. **The carer's flat hereby permitted shall not be occupied at any time other than for purposes ancillary to the main residential use of the dwelling known as 3 Ladbroke Terrace, and shall not be occupied as a separate self-contained flat.**
Reason - The size of the flat does not meet the standards in the Planning Standards chapter of the Unitary Development Plan for self-contained residential accommodation.

INFORMATIVES

1. I10
2. I11
3. I21
4. I30

1.0 THE SITE

- 1.1 No. 3 Ladbroke Terrace is a large property situated on south-eastern corner of Ladbroke Terrace, near its junction with Notting Hill Gate.
- 1.2 The property is in use as a single family dwelling house.
- 1.3 The property lies within the Ladbroke Conservation Area, but is not Listed.
- 1.4 The property is affected by Article 4(2) directions that limit the following forms of development:

"Any alteration of a window or a door in an elevation fronting a highway"

"Any provision of/or extension to a hard surface for any purpose, which fronts a highway".

2.0 DESCRIPTION OF PROPOSAL

- 2.1 The proposal is for the provision of a carer's flat at lower ground floor level involving the replacement of the existing small window and side door to the front elevation with a larger sash window and a new door. The new side door will be designed to match the main front door in detail.
- 2.2 It is also proposed to enlarge the opening to the existing garage and insert a new timber up-and-over garage door. The width of the garage door will increase from the existing width of 1.9m to 2.45m. There will be no increase in height.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history relating to this property.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations in this application relate to the design of the proposed alterations and how they will affect the external appearance of this building and the character and appearance of the conservation area. Also for consideration are the potential use implications of the creation of carer's flat at lower ground level.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan. It is considered that

the following policies are of particular relevance to this application:

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CD44 (Other Alterations)
CD52 (Conservation Areas)
CD53 (Conservation Areas - Design)

- 4.3 The provision of a carer's flat and internal alterations are not intended to create a separate self-contained residential unit within this property, but rather to allow ease of access for a disabled occupant at lower ground floor level. The principle of this is entirely acceptable. To guard against further subdivision, permission shall be conditional on the occupancy of the carer's flat remaining ancillary to the residential use.
- 4.4 The principle of all alterations to the front facade are acceptable.
- 4.5 The new garage door opening will involve only a modest increase in width. The design detailing of the new garage door will represent an enhancement and be more in keeping with the building than the existing one.
- 4.6 On the other side of the front elevation the new door to be provided will match the main door in detail, and the design of proposed sash window will match the fenestration to be found on the upper floors.
- 4.7 It is considered that the proposed alterations to the front facade will restore some visual cohesion to this elevation, and will enhance the external appearance of this building.
- 4.8 The Conservation and Design Officer has considered this application and has no objections and it is considered that the character and appearance of the conservation area will be preserved.

5.0 PUBLIC CONSULTATION

- 5.1 Forty-One properties were notified of this application in Ladbroke Terrace, Victoria Gardens, Holland Park Avenue, Ladbroke Walk and Gate Hill Court.
- 5.2 The Ladbroke Association makes the following comments:

"The front of this house has been ruined by past alterations. Separate access to a carer's flat seems unnecessary and would add still more to the confusion of the front elevation."

It is considered that the proposed alterations are in keeping with the style of the building. The alterations will restore some visual cohesion to the front elevation of this building and will not harm the character and appearance of the Conservation Area.

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5.3 No other letters of objection have been received.

6.0 **RECOMMENDATION**

6.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02552 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ZL
Report Approved By: RT/LAWJ
Date Report Approved: 08/03/2000

PSC00.03/ZL.REP